

061.A

0009

0007.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

267,700 / 267,700

USE VALUE:

267,700 / 267,700

ASSESSED:

267,700 / 267,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		COLONIAL VILLAGE DR, ARLINGTON

## OWNERSHIP

Unit #: 17

Owner 1: ZHANG YANFANG &amp;

Owner 2: CUI JIKE

Owner 3:

Street 1: 78 MAPLE ST

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry Own Occ: N

Postal: 02478 Type:

## PREVIOUS OWNER

Owner 1: FORD KATHLEEN F -

Owner 2: -

Street 1: 9 COLONIAL VILL DR #17

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 662 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	267,700			267,700		127918
							GIS Ref
							GIS Ref
							Insp Date
							10/25/17



Patriot Properties Inc.

## USER DEFINED

Prior Id # 1:	127918
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	267,700	0	.	.	267,700		Year end	12/23/2021
2021	102	FV	263,900	0	.	.	263,900		Year End Roll	12/10/2020
2020	102	FV	256,400	0	.	.	256,400	256,400	Year End Roll	12/18/2019
2019	102	FV	233,800	0	.	.	233,800	233,800	Year End Roll	1/3/2019
2018	102	FV	193,100	0	.	.	193,100	193,100	Year End Roll	12/20/2017
2017	102	FV	179,500	0	.	.	179,500	179,500	Year End Roll	1/3/2017
2016	102	FV	175,900	0	.	.	175,900	175,900	Year End	1/4/2016
2015	102	FV	154,600	0	.	.	154,600	154,600	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORD KATHLEEN F	62353-25		7/31/2013		165,000	No	No		
SEVERANCE ELIZA	25909-510		12/19/1995		72,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			BK:23962 PG:262 BK:13815 PG:219, Building Number 9.																
Sty Ht: 1	- 1 Story			A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 1	- Concrete			A 3QBth:	Rating:																			
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average																			
Prime Wall: 7	- Brick			A HBth:	Rating:																			
Sec Wall:				OthrFix:	Rating:																			
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1   # Units 1																
Color: BRICK				A Kits:	Rating:																			
View / Desir: 2ND - 2ND FLOOR				Frl: 0	Rating: Average																			
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																			
Grade: C	- Average			<b>CONDOS INFORMATION</b>																				
Year Blt: 1962	Eff Yr Blt:			Location: F	- Front																			
Alt LUC:	Alt %:			Total Units:																				
Jurisdict:	Fact: .			Floor: 2	- 2nd Floor			<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Const Mod:				% Own: 0.657700002				Exterior:	No Unit	RMS	BRS	FL												
Lump Sum Adj:				Name: 9 - 6021				Interior:	1	4	2	0												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Additions:																
Avg Ht/FL: STD				Phys Cond: AV	- Average			Kitchen:																
Prim Int Wal: 2	- Plaster			Functional:				Baths:																
Sec Int Wall:				Economic:				Plumbing:																
Partition: T	- Typical			Special:				Electric:																
Prim Floors: 4	- Carpet			Override:				Heating:																
Sec Floors:				Total: 30.6	%			General:																
Bsmnt Flr:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>								
Subfloor:				Basic \$ / SQ: 325.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Bsmnt Gar:				Size Adj: 1.40634441				GLA	Gross Liv Ar				662	533.190	352,969									
Electric: 3	- Typical			Const Adj: 1.16654992																				
Insulation: 2	- Typical			Adj \$ / SQ: 533.186																				
Int vs Ext: S				Other Features: 32732																				
Heat Fuel: 1	- Oil			Grade Factor: 1.00																				
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																				
# Heat Sys: 1				NBHD Mod:																				
% Heated: 100				LUC Factor: 1.00																				
Solar HW: NO	Central Vac: NO			Adj Total: 385701																				
% Com Wal	% Sprinkled			Depreciation: 118024																				
				Depreciated Total: 267676																				
<b>MOBILE HOME</b>				Make:				Serial #:				Year:	Color:											
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 061.A-0009-0007.0								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:									Total:										